BOOK 51 PAGE 502 MORTGAGE

The Mongagom, Norman M. Guon and Nanoy A. Coon, husband and wife,

of Stevenson, Washington

Skementa

r Hereby mortgage to Riverview Savings Association, a Washington corporation, the following described real property situated in CEMENCOUNTY, State of Washington,

PARCEL NO. 1

A tract of land located in the West Holf of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter (Why Sub Sub Set) of Section 26, Township 3 North, Range 7 E. W. Me. described as follows:

Beginniho at a point marking the intersection of the south line of the gaid Section 26 with the center line of the county road known and designated as the Amlyik Road; thence east along the south line of the said Section 26 a distance of 180 feet, more or less, to the couthoast corner of the Wi SWi SWi SEi of the eald Section 26; thence north along the east line of the Wi SWi SWi SEi of the coid Section 26 a distance of 340 feet; thence west 125 feet; thence south 220 feet; thence west to intersection with the center line of the said Palvik Road; thence following the center line of said road in a southeasterly direction to the point of beginning.

PARCEL NO. 2

The Southeast Quarter of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter (SEt SWt SWt SEt) of Section 26, Townshin 3 North, Range 7 E. U. M.

Subject to easements and rights of wey of record.

TOGETHER WITH an ecsement and right of way for a unter pipeline. a recervoir and the right to take water from a certain poring located enpreximately 553 feet morth of the tract first above described: said water circline and reservoir being located as reconstructed in Morch, 1974.

and all interest or estate therein that the mortgago's may hereafter acquire, togethus with the appurtenances and all awnings, window shades, servens, mantles, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus, furnace and heating systems, water heaters, burners, fuel storage hims and tanks and irrigation systems and all built-in mirrors, ovens, cooling ranges, refrigerators, dishwashers and supported and cabinets, and all trees, gardens and shrubbery, and other like things and matters, and other fixtures whether now or hereafter belonging to oused in the enjoyment of said property, all of which shall be construed as a part of the realty. The within described mortgaged property is not used principally for agricultural or farming purposes.

All to secure the payment of the sum of THIRTY THREE THOUGAND AND AD 100--

----(\$ 33,000.00

with interest thereon, and payable in monthly installments of \$ 260.19

cach, month beginning on the 1814 and of Eav and payable on the 1814 by of each month thereafter, according to the terms and conditions of one certain promissory note bearing even date herewith.

This mortgage lies thall continue in force and exist as security for any and all other advances which may becenter be made by the Mortgages to the Mortgagor, and shall continue in force and exist as security for any debt now owing, or hereafter to become owing, by the Mortgagor to the Mortgagor.

The Mortgagors hereby (jointly and severally if more than one) covenant and agree with the Mortgagee as follows:

That the Mortgagors have a valid, unincumbered title in fee simple to said premises, and will warrant and forever defend the same against the lawful claims and demands of all person whomsoever.

That the Mortgagors will during the continuance of this mortgage, permit no waste or strip of the mortgaged premises and will keep the buildings and appurtenances 6.4 said property in good state of repair.

That the Mortgagors will pay said promissory note according to its terms. Should the Mort agors fall to pay any installment of principal or interest provided for in said note, or any sum due under this mortgage, or brach of any covenant or agreement herein contained, then the entire debt secured by this mortgage shall, at the election of the Mortgagee, become immediately due and payable. Should the Mortgagors fall to pay any sum which they are required to pay, the Mortgagee may, without waiver of any remedy hereunder for such breach, make full or partial payment thereof, and the amount so paid with interest thereon at 10% per annum and become immediately payable to the Mortgagee und shall be secured by this mortgage. Any payments made by the Mortgagors upon the indebtedness secured by this mortgage may be applied as the Mortgagee may elect either upon the amount which may be due upon said promissory note or upon any amount which may be due under the provisions of this mortgage. sions of this mortgage.

That the Mortgagors will keep all buildings thereon continuously insured against loss or damage by fire and such other hazards as the Mortgagoe may specify to the extent of the amount due hereunder, in some responsible insurance company or companies galafactory to the Mortgagoe and for the protection of the latter, and that the Morgagors will cause all insurance policies to be suitably endorsed and delivered to the Mortgagoe, together with receipts showing payment of all premiums due therefor, and that the Mortgagors will keep no insurance on said building other than as stated herein. That it shall be optional with the Mortgagoe to name the company or companies and the agents thereof by which the insurance shall be written, and to refuse acceptance of any policy offered, and to surrender and cause to be cancelled any policy which may be received or accepted and to place the insurance or cause the policies to be written, all at the cost, charge and expense of the Mortgagors; but, in no event shall the Mortgagoe be held responsible for failure to have any insurance written or for any loss or damage growing but of a defect in any policy, or growing out of the failure of any insurance propany to pay for any loss or damage insurance against. That the Mortgagoe is authorized to compromise and settle any claims for insurance, and to receipt therefor on behalf south of the Mortgagoe and their assigns and the Mortgagoe.

That the Mortgagors will pay all taxes, assessments, and other governmental levies, now or hereafter assessed against the mortgaged premises, or imposed upon this 'prigage or the note secured hereby, as soon as the same become due and payable, and shall immediately pay and discharge any lien having precedence over this mortgage. And to assure prempt bayment the Mortgagors agree to pay to the Mortgagors monthly budget payments estimated by the Mortgages to equal one-twelfth of the annual insurance preclums, taxes, assessments, and other governmental levies, which are or may become due upon the mortgaged premises, or upon this mortgage or the note secured hereby, the amount of such payments to be adjusted from time to time as conditions may require. The budget payments so accumulated may be applied by the Mortgage to the payment of such taxes, asy-assments, or levies, in the amounts shown by the official statements thereof, and to the payment of insurance premiums in the amount actually paid or incurred therefor. And such budget payments are hereby pledged to the Mortgagee as collateral security for full performance of this mortgage and the note secured hereby and the Mortgagee may, at any time, without notice, apply said budget payments upon any sums delinquent upon said note or under the terms of this mortgage.

In any action brought to foreclose this mortgage or to protect the lien hereof, the Mortgages shall be entitled to recover from the Mortgages a reasonable attorney fee to be allowed by the court, and the reasonable cost of searching the records and obtaining abstracts of title or title reports for use in said action, and said sums shall be secured by this mortgage. In such foreclosure action a deficiency judgment may be entered in favor of the Mortgage, and a receiver may be appointed at the Morts gagee's request to collect the rents, issues and profits from the mortgaged premises.

And it is further covenanted and agreed that the owner and holder of this mortgage and of the promissory note secured hereby shall have the right, without notice, to grant to any person liable for said mortgage indebtedness, any extension of time for payment of all or any part thereof, without in any way affecting the personal liability of any party obligated to pay such indebtedness.

Wherever the terms 'mortgagom' occur herein it shall mean "mortgagor" when only one person executed this document, and the liability hereunder shall be joint and several, Stevenson

Dated at Corner Washington

Corfl 3.

. A. D. 1974

Marine H. Con a. Cum

STATE OF WASHINGTON,

County of Clark Skemenia

On this day personally appeared before me Mormon M. Coon and Money A. Coon, bushand and wife, to me known to be the individual 5 described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of

Fpril . A. D. 1974

Notary Public in and for the State of Washington realding at Comes, therein.

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Stevenson

MORTGAGE	ADERIAN M. COON END END NANCY A. COON	Washington Washington Washington Washington Secaration Secaration OF Wathington OF Wathington	AT 12 M 1444 1974 AS RECORDED IN ECO. 25 1 OF 7012 AT PAGE-222. RECORDS OF STAMANIA COUNTY, VASH COUNTY AUDITOR TO 12 14 1	Mail To Editorion INDERED ENG. Camas, Washington Recordered Camas, Washington Recorded.
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